

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-17250 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GARY REESE)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 116 [ZON-17250], Item 117 [VAR-17253] and Item 118 [SDR-17254].

DAVE CLAPSADDLE, GC Garcia, 1711 Whitney Mesa Drive, Henderson, detailed the subject site. The proposal is for six lots, each over 18,000 square feet. Resulting from the Planning Commission meeting, the applicant has agreed to placing 24-inch box trees around the perimeter of the property; half the lots will be one story and the other half will be two story. Nothing in the

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homeowners association will preclude future residences from having horses in accordance with City standards. MR. CLAPSADDLE respectfully requested approval of all applications.

COUNCILMAN ROSS was not surprised to see no opposition with a project such as this. The area is a wonderful place to live, especially when horses are allowed on the properties.

MARGO WHEELER, Director of Planning and Development, clarified that conditions as discussed by MR. CLAPSADDLE were already included from the Planning Commission meeting.

MAYOR GOODMAN declared the Public Hearing closed on Item 116 [ZON-17250], Item 117 [VAR-17253] and Item 118 [SDR-17254].

